

Historic District Review Committee

Staff Report

Date of Meeting: June 13, 2011

CAAM2011-0002

Historic District: Goose Creek

Project Planner: Lauren Murphy

Action Item

CAAM2011-0002 Young: Amendment to approved CAPP 2010-0018 and CAAM2011-0001 for New Residential Construction in the Goose Creek Historic District. PIN # 491-20-1601.

Background

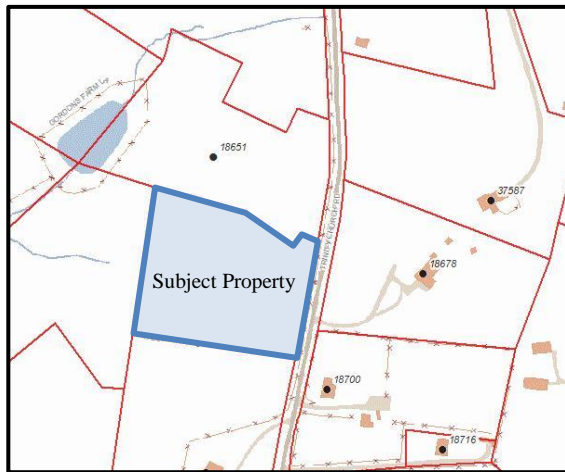


Figure 1: 18671 Trinity Church Road

The subject property is identified as 18671 Trinity Church Road (Figure 1). The 3.32-acre lot is located on the west side of Trinity Church Road in the Goose Creek Historic District.

With this Certificate of Appropriateness Amendment (CAAM), the applicants are seeking approval from the HDRC for a revised siting. The applicants originally determined the siting of the proposed house and detached garage based on an inaccurate understanding of the actual property line.

On September 13, 2010, the HDRC approved CAPP 2010-0018 for the construction of a two-story residence on the lot. Taking inspiration from the Goose Creek Historic District's rural history, the house design is based on historic stone bank barns of the area. The HDRC's approval contained the following conditions:

1. The window sills in the stone elevations must be constructed of wood or long, horizontal rectangular stone sills.
2. The north timber porch column must be constructed on a stone pier the height of the foundation.
3. The rear fixed pane windows must be 6'x6', not 5'x6' as depicted on the elevations.
4. The stair railing on the north elevation must be on both sides of the stairs.
5. The first floor fireplace vent will be placed on the south elevation.

The HDRC approved an amendment to that CAPP (CAAM2011-0001) on February 14, 2011 with the following conditions:

1. The rear porch posts will be a minimum 8" x 8" post and not wrapped in stone;
2. The exterior (right elevation) stairs will have a heavy stringer and tread of mortise and tenon construction. The rail will have the same treatment if a rail is needed;
3. The front elevation will feature two goose neck light fixtures above the main entryway. All human entry doors will have side lights. No yard lighting will be used.

It was determined during the review of CAAM2011-0001 that the conditions associated with the original CAPP had been met.

According to the Zoning Administration Referral letter dated May 26, 2011, there are no zoning issues associated with this application. The front setback for this property is 35 feet. On May 5, 2011, the Department of Building and Development – Zoning Division authorized an administrative encroachment of six inches into the front setback for the garage (see included letter).

Analysis

This application is evaluated under the Historic District Guidelines: Goose Creek ("Goose Creek Guidelines" or "Guidelines"), Chapter 3, *Guidelines for Site Elements*.

With the approval of CAAM2011-0001, the HDRC approved the siting of a dwelling and detached garage with the following setbacks:

Front – 110 feet (House), 53 feet (Garage)
 Left Side – 93 feet (House), garage not provided
 Right Side – 152 feet (House), 92 feet (Garage)

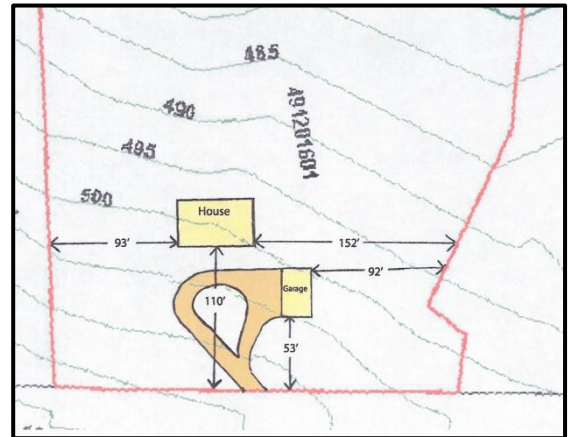


Figure 2: Siting as approved under CAAM2011-0001

After construction began, the setbacks were actually determined as:

Front – 92.2 feet (House), 34.5 feet (Garage)
 Left Side – 96.2 (House), garage not provided
 Right Side – house not provided, 79.8 feet (Garage)

The proposed structure will have the same siting proposed under CAAM2011-0001 but the setback measurements were taken from beyond the property line, causing the applicants to believe they were providing a larger setback. The selected site will result in less alteration than originally proposed under CAPP2010-0018 to the natural topography of the parcel to create the “banked” effect necessary for the house design to relate to the agricultural history of the District.



Photo 1: Subject Property, 18671 Trinity Church Road

The Guidelines support minimizing alteration to the natural landform when placing a new building on a property in the Goose Creek Historic District. (*Goose Creek Guidelines, Guidelines for Site Elements: Landforms and Features, Inappropriate Treatment 1; Guidelines 1 and 2, p. 38; Siting, Inappropriate Treatment 1, Guidelines 1 and 2, p. 39*).

Findings

1. The proposed house and garage sites approved under CAAM2011-0001 were based on inaccurate measurements and a misunderstanding of actual property line locations.
2. The siting of the house and garage proposed under CAAM2011-0002 reflect the actual setbacks, however, the location of the buildings on the property is the same as approved under CAAM2011-0001.
3. The proposed house and garage locations remain consistent with the Guidelines for land forms and features as well as siting.
4. The Zoning Administrator has authorized a six-inch encroachment into the required front yard.

Recommendation

Staff recommends approval of the application for the revised siting as submitted with the inclusion of the conditions from the February 14, 2011 approval of CAAM2011-0001.

Suggested Motions

1. *I move that the Historic District Review Committee approve CAAM 2011-0002, and amend approved Certificate of Appropriateness 2010-0018 for new residential construction at 18671 Trinity Church Road, including the construction of a detached garage, in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 3 of the June 13, 2011 staff report with the following conditions:*
 - a. The rear porch posts will be a minimum 8" x 8" post and not wrapped in stone;
 - b. The exterior (right elevation) stairs will have a heavy stringer and tread of mortise and tenon construction. The rail will have the same treatment if a rail is needed;
 - c. The front elevation will feature two goose neck light fixtures above the main entryway. All human entry doors will have side lights. No yard lighting will be used.